

076.0

0006

0004.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

781,200 / 781,200

USE VALUE:

781,200 / 781,200

ASSESSED:

781,200 / 781,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		COLLEGE AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CHIARA FRANK J JR/ LIFE ESTATE	
Owner 2:	
Owner 3:	
Street 1: 68 COLLEGE AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: CHIARA FRANK J JR--ETAL -	
Owner 2: CHIARA FLORENCE L -	
Street 1: 68 COLLEGE AVE	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .234 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Wood Shingle Exterior and 2124 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

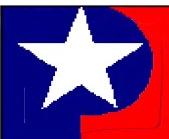
Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10187		Sq. Ft.	Site		0	70.	0.71	12									507,927						507,900	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10187.000	272,400	900	507,900	781,200		48549
							GIS Ref
							GIS Ref
							Insp Date
							11/15/18



## USER DEFINED

Prior Id # 1: 48549
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
PRINT Date Time
12/30/21 03:48:51
LAST REV Date Time
08/05/20 10:49:04
mmcmakin
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	272,400	900	10,187.	507,900	781,200		Year end	12/23/2021
2021	101	FV	262,500	900	10,187.	507,900	771,300		Year End Roll	12/10/2020
2020	101	FV	262,500	900	10,187.	507,900	771,300	771,300	Year End Roll	12/18/2019
2019	101	FV	203,600	0	10,187.	471,600	675,200	675,200	Year End Roll	1/3/2019
2018	101	FV	203,600	0	10,187.	471,600	675,200	675,200	Year End Roll	12/20/2017
2017	101	FV	203,600	0	10,187.	413,600	617,200	617,200	Year End Roll	1/3/2017
2016	101	FV	203,600	0	10,187.	377,300	580,900	580,900	Year End	1/4/2016
2015	101	FV	202,700	0	10,187.	333,800	536,500	536,500	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHIARA FRANK J	62616-459		9/11/2013	Convenience		1	No	No	
	11201-164		8/10/1966				No	No	N

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/15/2018		Inspected						CC Chris C
11/6/2018		MEAS&NOTICE						BS Barbara S
12/29/2008		Meas/Inspect						294 PATRIOT
11/10/2000		Hearing N/C						189 PATRIOT
11/17/1999		Inspected						264 PATRIOT
11/8/1999		Mailer Sent						
10/14/1999		Measured						256 PATRIOT
12/1/1981								CM

## ACTIVITY INFORMATION

Date	Result	By	Name
Sign:	VERIFICATION OF VISIT NOT DATA	/	/

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>										
Type: 19 - Ranch				Full Bath: 1	Rating: Average			PDAS.														
Sty Ht: 1 - 1 Story				A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath: 2	Rating: Average																	
Foundation: 1 - Concrete				A 3QBth:	Rating: Average																	
Frame: 1 - Wood				1/2 Bath:	Rating:																	
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																	
Sec Wall: 8 - Brick Veneer	15 %			OthrFix:	Rating:																	
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid   Desc: Line 1   # Units 1														
Color: BEIGE				A Kits:	Rating:																	
View / Desir:				Fpl: 2	Rating: Average																	
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																	
Grade: C - Average				<b>CONDOS INFORMATION</b>																		
Year Blt: 1957	Eff Yr Blt:			Location:																		
Alt LUC:		Alt %:		Total Units:																		
Jurisdct:		Fact:	.	Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>										
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %	Exterior:		No Unit	RMS	BRS	FL											
Prim Int Wal 1 - Drywall				Functional:	%	Interior:		1	6	3												
Sec Int Wall:		%		Economic:	%	Additions:																
Partition: T - Typical				Special:	%	Kitchen:																
Prim Floors: 3 - Hardwood				Override:	%	Baths:																
Sec Floors: 6 - Ceramic Tile	15 %			Total:	31 %	Plumbing:																
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>TOTALS</b>										
Subfloor:				Basic \$ / SQ:	100.00	Rate	Parcel ID	Typ	Date	Sale Price	1	6	3									
Bsmnt Gar: 2				Size Adj.: 1.25588572																		
Electric: 3 - Typical				Const Adj.: 1.00589120																		
Insulation: 2 - Typical				Adj \$ / SQ: 126.328																		
Int vs Ext: S				Other Features: 107000																		
Heat Fuel: 2 - Gas				Grade Factor: 1.00																		
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																		
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100		% AC:		LUC Factor: 1.00																		
Solar HW: NO	Central Vac: NO			Adj Total: 394832																		
% Com Wal	% Sprinkled			Depreciation: 122398		Juris. Factor:		Before Depr:	126.33													
				Depreciated Total: 272434		Special Features: 0		Val/Su Net:	82.62													
						Final Total: 272400		Val/Su SzAd	157.18													
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:										
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 076.0-0006-0004.0												<b>IMAGE</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>				
2	Frame Shed	D	Y	1	6X10	A	AV	1990	0.00	T	23.2	101										
19	Patio	D	Y	1	20X22	A	AV	1980	3.10	T	31.2	101			900		900					
More: N				Total Yard Items:				900	Total Special Features:						Total:	900						